

Information Meeting Hansville Community

August 11, 2004

7-9PM

Gordon Elementary School

Multi-purpose Room

26331 Cut-off Road NE

Kingston



WELCOME

Agenda

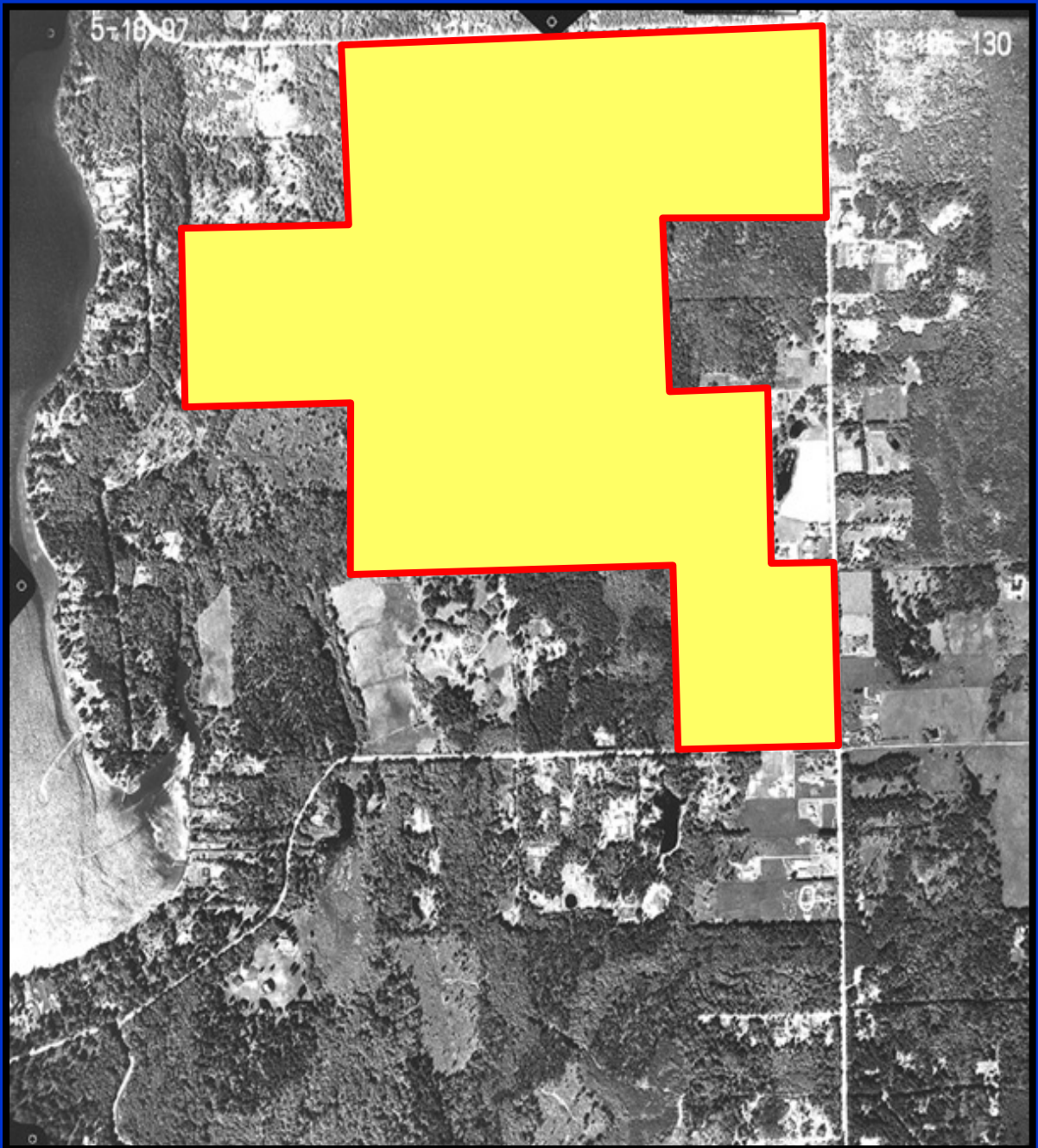
- Welcome and Introductions
- Meeting Overview
- Background
- Recommendation to the Board of Natural Resources for Public Auction
- Wrap-up
- Adjourn

BACKGROUND

Washington State Department of Natural Resources State trust land Manager

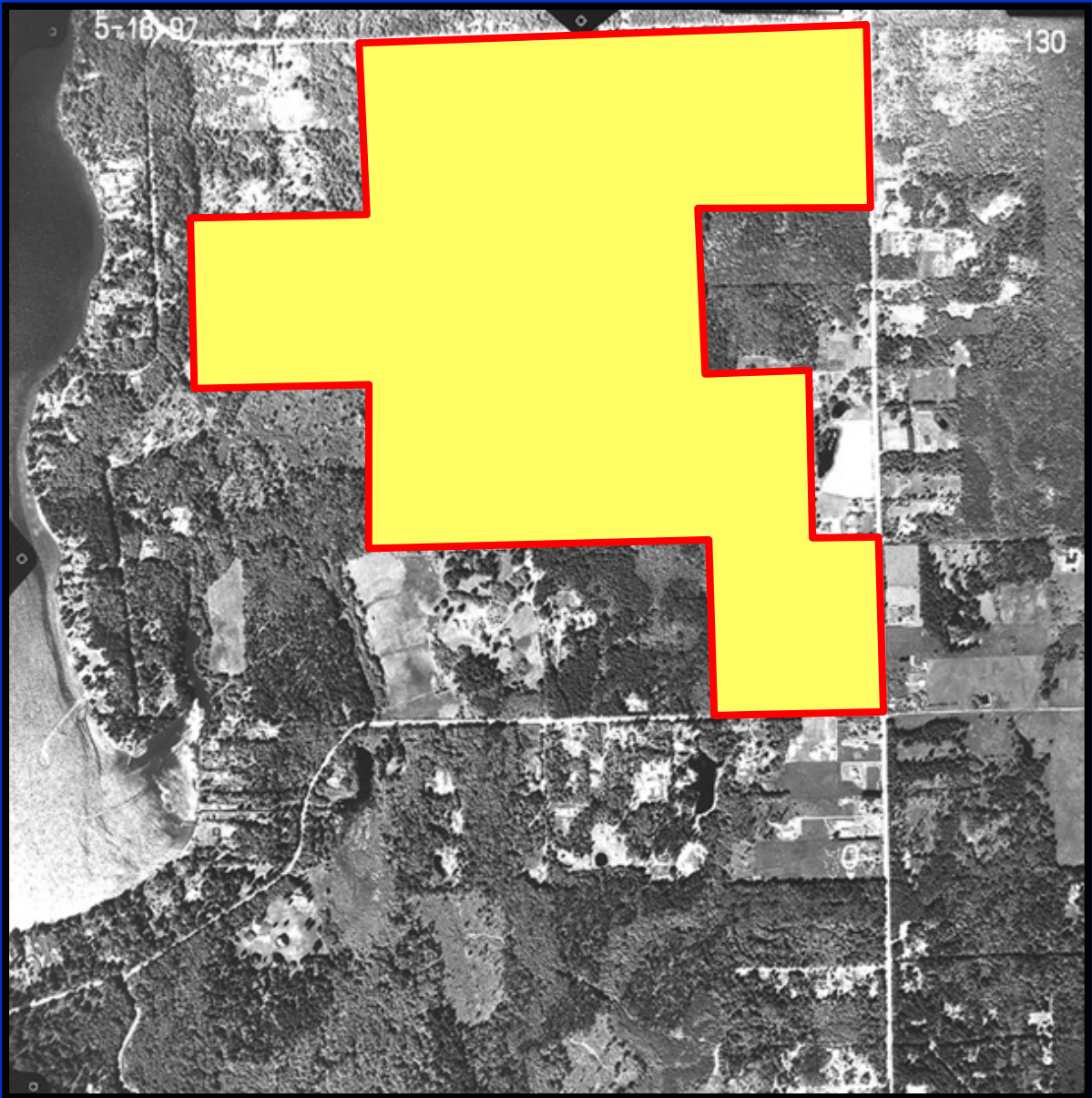
- » Trust land manager
- » Trust land portfolio manager

Washington State DNR School Trust Lands at Hansville



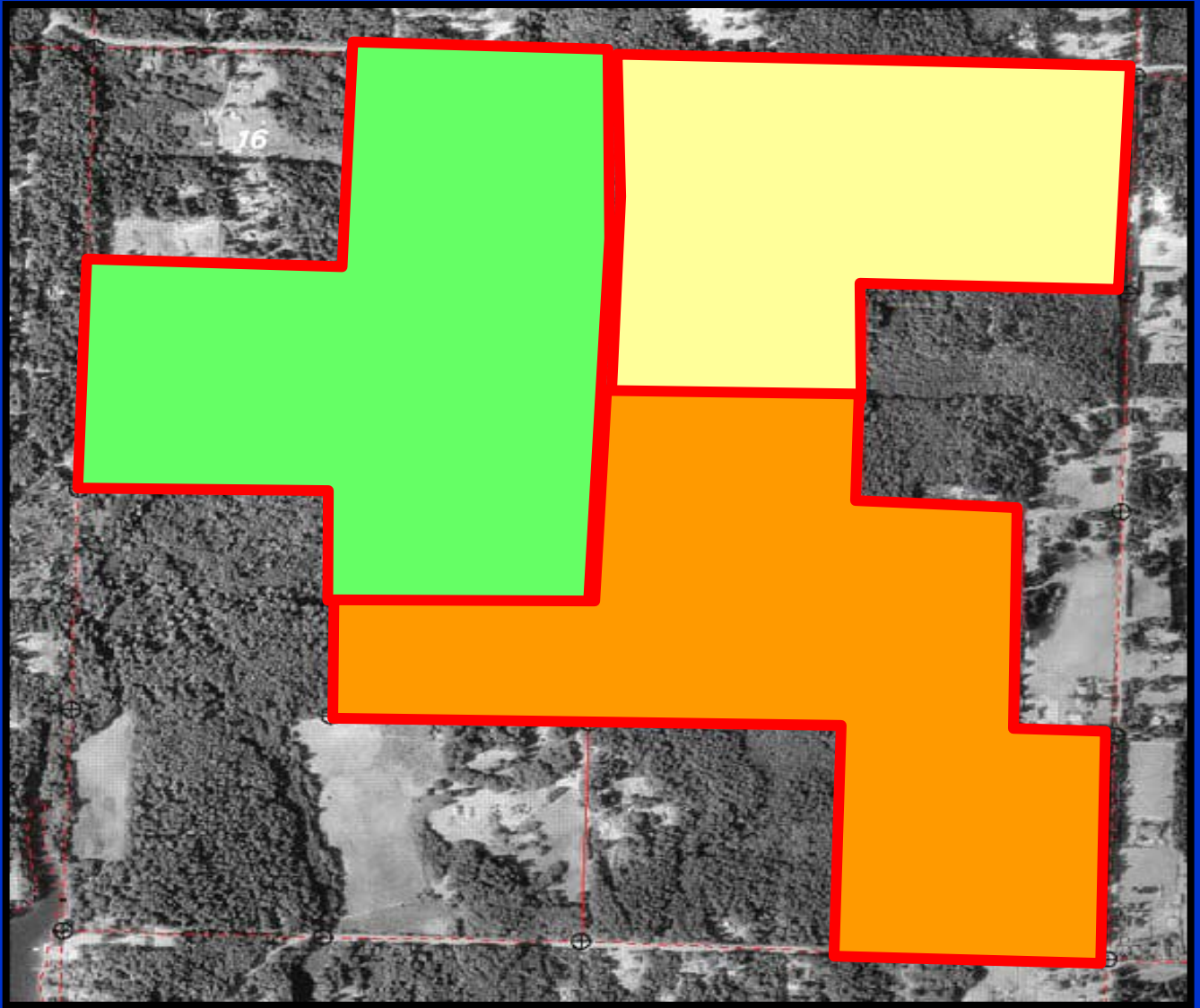
- FEATURES of HANSVILLE PROPERTY
- 390 acres
- Remnant of 640 acre parcel granted by US Government in 1889
- Sold 250 acres into private ownership in 1920's
- Location: bounded by
Little Boston Road on the north
288th Street on the south
Gamble Bay Road on the west
Hansville Road on the west
Next to Southern Boundary of Port Gamble
Sk'lallam Reservation
- Not zoned by Kitsap County for forestry
- Isolated from other DNR-managed trust lands

Washington DNR Public Auction of School Trust Lands at Hansville



- Zoned Rural Wooded: 1 Dwelling Unit (DU) per 20 acres
- Appraisals and appraisal review by 3rd party plus appraisal review by DNR appraiser

Washington DNR Public Auction of School Trust Lands at Hansville



- Several scenarios for parcel configurations reviewed
- **Conclusion:** Divide property into three parcels

Hansville North

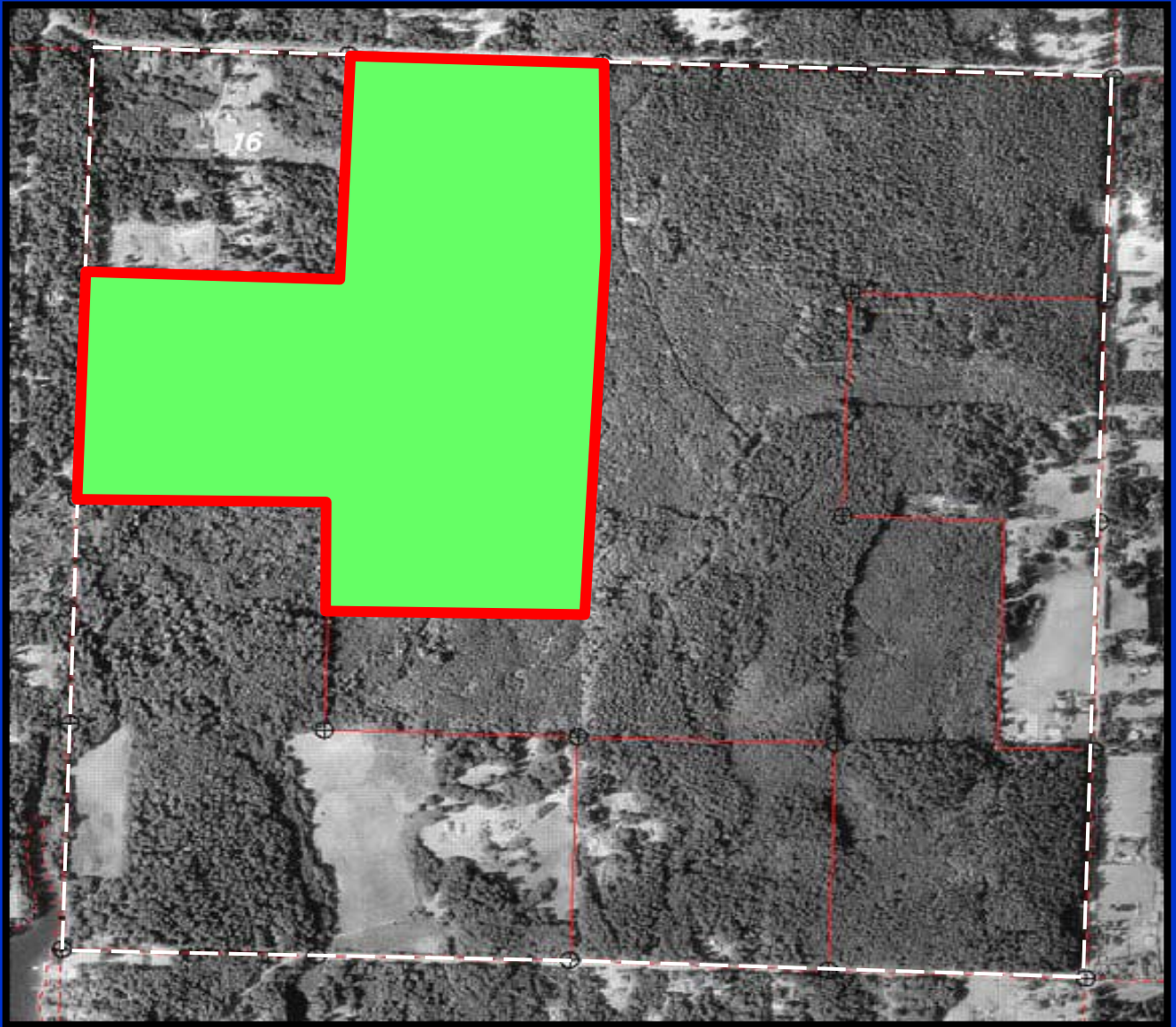
02-053669



- 101 acres (wetlands 0, streams 0)
- Access: Hansville and Little Boston roads

Hansville West

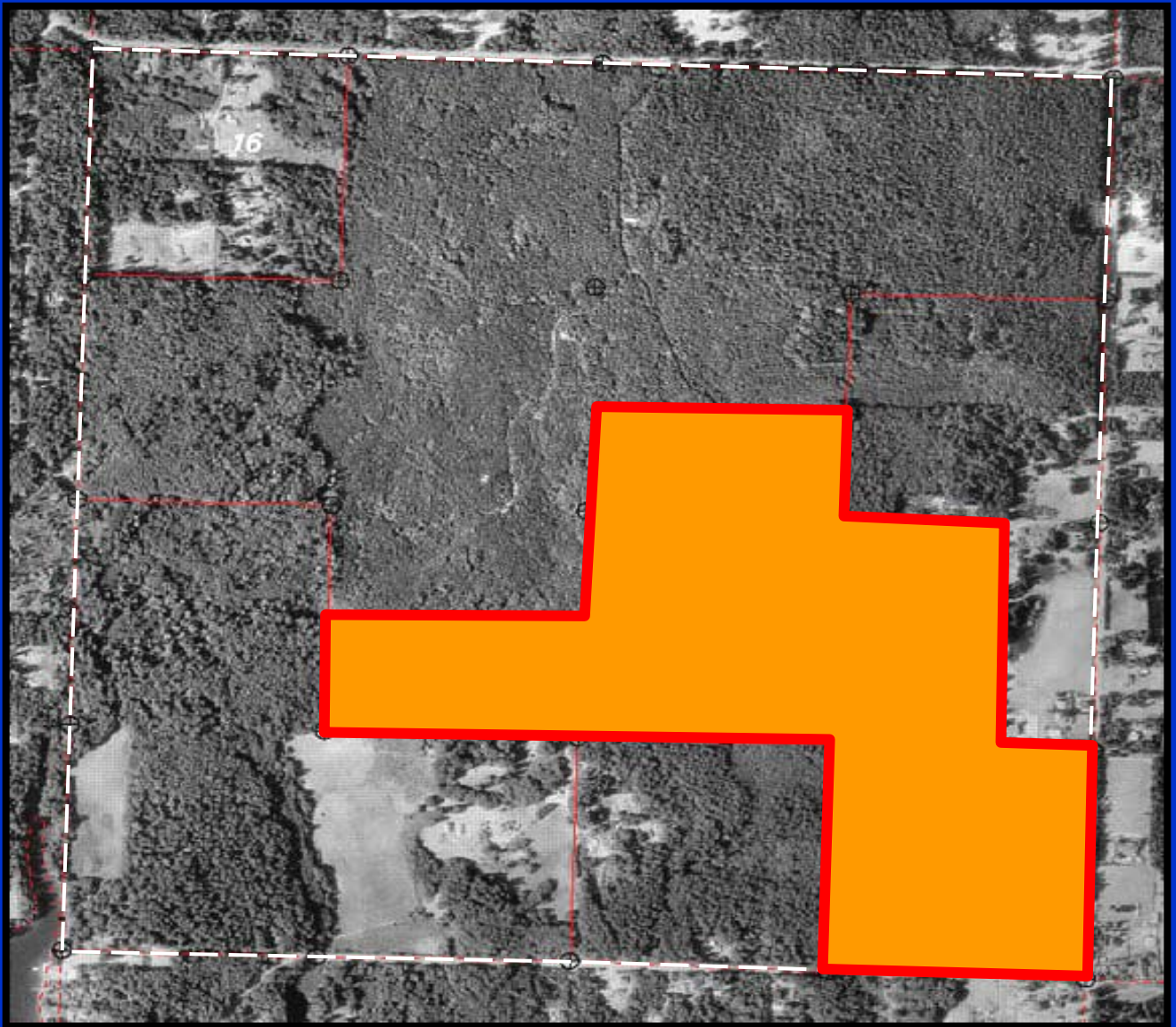
02-076549



- 141 acres (wetlands 0, stream buffers 18ac)
- Access: Little Boston Road

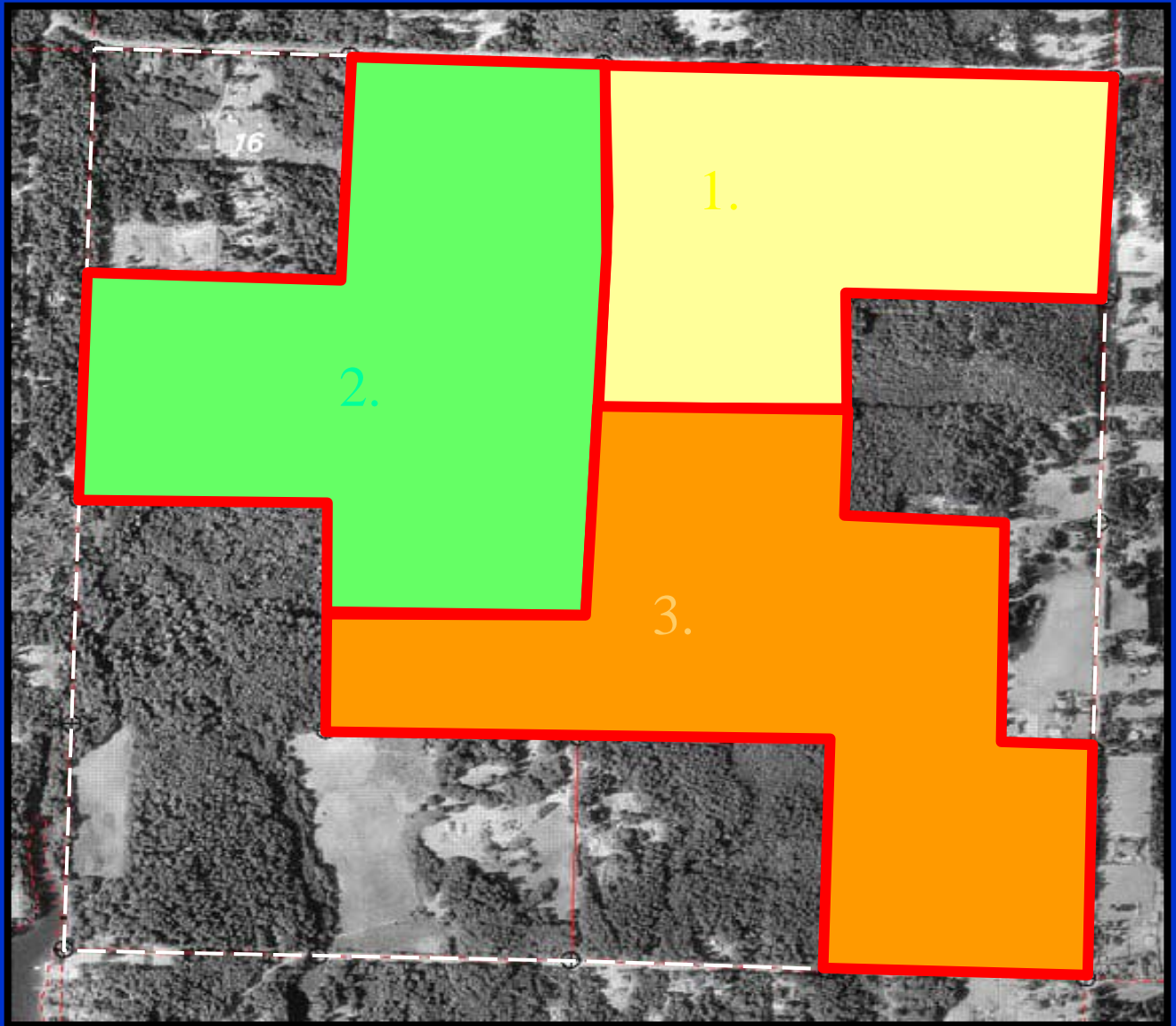
Hansville South

02-076548



- 149 acres (wetlands 13.5ac, stream buffers 23ac)
- Access: Hansville Road and 288th Street

Hansville Public Auction



1. North

2. West

3. South

Washington DNR Public Auction of School Trust Lands at Hansville

- Each person wishing to bid must deposit with the auctioneer – on the day of the auction but prior to the time set for the auction – a bid deposit for each property **that they are interested in purchasing at** the auctioned.
- The bid deposit must be in the form of cash or certified check, cashier's check, U.S. postal money order or bid bond guarantee acceptable and payable to the Washington Department of Natural Resources (**DNR**).
- All bidding will be done orally. Sale will be awarded to the highest bidder.
- The successful bidder's bid deposit will be retained on the day of the auction. Unsuccessful bidders will have their deposit(s) returned.
- Property is **not** sold "subject to purchaser obtaining financing." Purchasers must obtain their own financing.
- The successful bidder (Purchaser) is required to **fill out and turn in a** Report of Auction of State Lands.
- A Sales Pamphlet about the details of the parcels will be available after August 19th, 2004.

Hansville Public Auction

- To be posted on web site (www.dnr.wa.gov):
 - ❖ Minimum bid for each parcel
 - ❖ Auction date, time, and place
 - ❖ Sales pamphlet for parcels
 - ❖ Documents that will be signed by successful bidders

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